

TOWN OF WINSLOW, MAINE
REGULAR COUNCIL MEETING
Minutes of Meeting
& Public Hearing
July 8, 2013

PUBLIC HEARING

1. Order No. 6-2013: Providing for An Amendment to Council Order No. 1-2013: The Winslow Municipal Budget.

With no Public Comment Chairman Saint Amand closed the Public Hearing and opened the Regular Meeting at 7:00 p.m.

REGULAR MEETING

1. Roll call attendance was taken with five (5) members present.

Ray Caron, Ken Fletcher, Jerry Quirion, Gerald Saint Amand and Benjamin Twitchell. Catherine Nadeau arrived at 7:09 p.m. and Steve Russell arrived at 7:17 p.m.

Michael Heavener, Town Manager was present along with Attorney Bill Lee and Public Works Director Paul Fongemie.

2. Recite the Pledge of Allegiance.
3. Approval of Minutes of Previous Meetings

Motion by Mr. Quirion and seconded by Mr. Twitchell that the minutes of the meeting held on June 10 be approved. Motion carried. Unanimous.

4. Communications

- a. Legislative Update

- b. Other

1. Copy of Minutes from Kennebec Water District meetings held May 2.
 2. Copy of Minutes from the Winslow Safety Committee meeting held May 15.
 3. Copy of Minutes from Kennebec Sanitary Treatment District meeting held May 9.
 4. Copy of Letter from Joshua Reny, Fairfield Town Manager.
 5. Copy of Winslow School Board Agenda for June 24.
 6. Copy of Minutes from Winslow School Board meetings held April 22.

5. Reports of Committees and Commissions

a. Town Manager's Report

END OF FY 2013 BUDGET SUMMARY

Sunday, June 30, 2013 was the end of our FY2013 and it appears we will end the year in the black. We were under budget by approximately \$224,000 and the Sewer Department was under budget by approximately \$49,000. Our revenues exceeded our projections by approximately \$114,000. We will have final numbers in late August when we complete our annual audit.

FY2014 BUDGET AMENDMENT ORDER

The recently adopted biennial state budget requires us to amend our FY2014 municipal budget for the following reasons:

- ◆ Revenue Sharing Decreased by 203,435
- ◆ School Revenues Increased by 162,578
- ◆ Teacher Retirement Expense Increased by 197,812

The loss of Revenue Sharing is offset somewhat by a projected increase in Taxable Valuation Revenue of \$64,405 and the reduction of \$50,000 to education due to heating fuel savings of \$85,234 and an increase in school revenues.

In the Council Packet is Order No. 6-2013, which will amend Council Order No. 1-2013: The 2013-2014 Winslow Municipal Budget, to reflect the changes highlighted above. To avoid raising the tax rate, Order No 6-2013 calls for an increase in the use of surplus funds to make up for a net revenue shortfall of \$89,030 due to the loss of revenue sharing.

We will need to have another School Budget Validation Vote and the Town Clerk will need to schedule the vote 30 days from the date the ballots area available. Since we are printing the ballot ourselves, the validation vote can be scheduled as soon as the Town Council approves of the amendment order.

We will be advertising and allowing public comment on the amendment order at Monday's Town Council meeting. Therefore, I will be requesting that the Town Council waive the second reading so we can move forward with the validation vote.

PROPERTY TAX FORECLOSURES

On February 25, 2013 the town foreclosed on seven (7) properties for nonpayment of property taxes. All of the former property owners were sent a letter informing them they had 90 days to reacquire their property by paying all back taxes and the coming year taxes. Three property owners responded and paid the necessary fees to reacquire their property.

The attached spreadsheet titled "Tax Acquired Property" details the four properties that were not reacquired by their previous owners. As you will see one of the properties, 23 Rancourt Avenue, includes a Cape style home on 0.23 acres of land and is assessed for \$99,300. I have attached photos of the home and the Assessor's property card. A second property located on the Maple Ridge Road consists of 30 acres of land and is assessed at \$36,600. This property is currently being utilized as a hay field. The third property located on the Abbott Road is 0.04 acres and has only one abutting property owner. It is the former site of the East Winslow Baptist Church. The fourth property is on the Albion Road and is 0.38 acres. This property abuts our 400+ acre Town Forest.

I have included these properties as a discussion item on Monday night's agenda so we can discuss the sale or use of these properties

b. Department Reports

Reports were received from the Assessor, Police Department, Public Works, Fire Department, Parks & Recreation and Library.

c. Treasurer's warrant approved and signed by the Finance Committee during the Month of June.

No. 23.....	\$ 201,094.84
No. 24.....	\$ 270,200.14
No. 25.....	<u>\$ 117,668.84</u>

Total	\$ 588,963.84
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d. Financial Report

Motion by Mr. Quirion and seconded by Mr. Twitchell to approve all reports.

Motion carried. Unanimous.

Motion passed, 7 – 0.

UNFINISHED BUSINESS

None

NEW BUSINESS

1. Order No. 5-2013: An Amendment to Order No. 16-1981 Involving the Extension of the Sewer Line on the China Road. (First Reading) Sponsored by Gerald Saint Amand.

Motion by Mr. Quirion and seconded by Mr. Twitchell to accept the First Reading of Order No. 5-2013. After a brief discussion, a roll call vote was taken.

Ken Fletcher—Yes	Ray Caron—Yes
Ben Twitchell—Yes	Jerry Quirion—Yes
Gerald Saint Amand—Yes	

Motion passed, 5 – 0.

2. Order No. 6-2013: Providing for An Amendment to Council Order No. 1-2013: The Winslow Municipal Budget. (First Reading) Sponsored by Gerald Saint Amand.

Motion by Mr. Quirion and seconded by Mr. Twitchell to accept the First Reading of Order No. 6-2013. A roll call vote was taken.

Steve Russell—Yes	Ray Caron—Yes
Jerry Quirion—Yes	Catherine Nadeau—Yes
Ken Fletcher—Yes	Ben Twitchell—Yes
Gerald Saint Amand—Yes	

Motion passed, 7 – 0.

Motion by Mr. Russell and seconded by Mr. Quirion to waive the Second Reading and adopt Order No. 6-2013. A roll call vote was taken.

Steve Russell—Yes	Ray Caron—Yes
Jerry Quirion—Yes	Catherine Nadeau—Yes
Ken Fletcher—Yes	Ben Twitchell—Yes
Gerald Saint Amand—Yes	

Motion passed, 7 – 0.

3. Resolution No. 23-2013: Providing for the Transfer of Funds from the Subdivision Sewer Impact Fees Balance Sheet Account to the Public Works Capital Equipment Account. (One Reading) Sponsored by Gerald Saint Amand.

Motion by Mr. Quirion and seconded by Mr. Twitchell to adopt Resolution No. 23-2013.
Motion carried. Unanimous.

DISCUSSION

Peter Garrett updated the Council on the Kennebec Messalonskee Trails.

The Council directed Mr. Heavener on the Four Property Foreclosures:

23 Rancourt Ave—Bill Lee will look into the cost of a title search for a Deed.
Put the property out to bid.
Maple Ridge Road—Put out to bid.
Albion Road—Land abuts the Town Forest. Keep for access.
Abbott Road—Approach the abutting land owner about acquisition.

EXECUTIVE SESSION

Motion by Mr. Caron and seconded by Mr. Quirion to enter into Executive Session at 8:11 p.m. pursuant to 1 M.R.S.A. ss 405(6)(E); Consultations with legal counsel to discuss the Dunbar Road Sewer Project. Motion carried. Unanimous.

Motion by Mr. Fletcher to exit Executive Session at 8:32 p.m.

ADJOURNMENT

Motion by Mr. Quirion and seconded by Mr. Twitchell to adjourn the meeting.
Motion carried. Unanimous.

The meeting adjourned at 8:33 p.m.

ATTEST: _____
Town Clerk of Winslow Maine